## J. B. WOOD & CO., Inc.

Real Estate Mortgage Brokers

Let no one mislead you about property in Harlem that is occupied by colored people. It always has paid, and always will pay. Hundreds of investors have made thousands of dollars in pay. Hundreds of investors have made thousands or contact the last ten years, and are yet making it by leasing and buying property that is occupied by colored people in Harlem, north of 125th Street.

I have bargains that will show a Net Income of from 30 to 40%. A little cash req ired. If your property does not pay, it is the fault of the management. One of my specialties is managing property that is occupied by colored people in Harlem. If you cannot sell your property, list it with me; I have buyers. If you have difficulty in renewing your Mortgages, call to see me. I have clients with money to loan.

have had 15 years of experience in Real Estate Business, understand the characteristics of my race.
"COME LET US REASON TOGETHER"

Franklin 2644

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New York

CITY REAL ESTATE. CITY REAL ESTATE.

50,000 Square Feet Available February 1st, 1921

24-26 White St. and 25 Walker St.

Six story and basement buildings. Heat; two elevators; all improvements.

Price \$150,000 Mortgage \$90,000@5% 10 Years Plot Contains 6.630 Sq. Ft.

One of the few six-story buildings in the neighborhood. Convenient to the four subway stations at Canal St. In the same block with the subway and "L" stations at West Broadway and White-Franklin Streets.

Value to reproduce: 6,630 ft. ground at \$20 - - \$132,600 Value of building: 600,000 cu. ft. at \$30 per cu. ft. 180,000

Taxes and insurance amount to about \$2,625, 6% on purchase price shows a rental of less than \$12,000 for 50,000 sq. ft. of space. Space intrinsically worth as follows:

Store and Basement 24-6 White St. 55c. per ft. \$4,125 " 25 Walker St. . . . 1,500 5 Entire Lofts (connected) both buildings 40c. gross 16,000

Total Rental Value . . . . . . . . . \$21,625 Price \$150,000 Possession Feb. 1, 1921

Chas. F. Noyes Co.

Brokers Protected.

92 William St.









The sixteen story Albemarle Building, 24th Street and Broadway, has been purchased by

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Realty prices have not advanced in proportion to the declining value of the dollar.

Such a condition is without precedent-it won't continue!

The time to invest is NOW!

Buying a private house in the Fifth, Park and Madison Avenue sections is not only more economical than renting, but you obtain a per-manent home of comfort and dignity—and are making an investment that is certain to increase

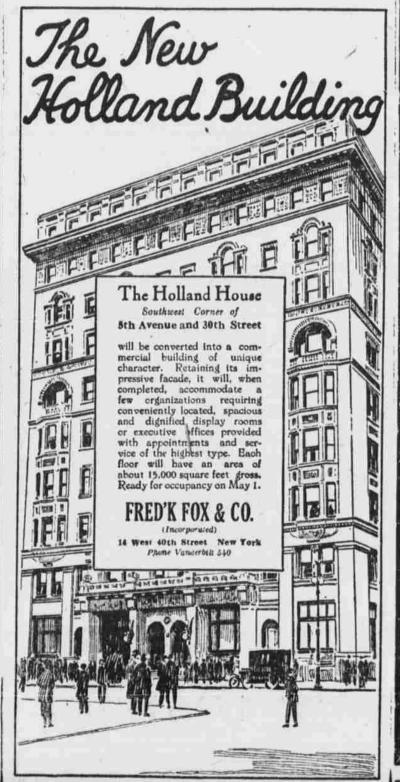
There are completed and fully tenanted business and apartment buildings for sale that yield exceptionally 1 igh returns on the investments.

(The course of the market next spring will prove the timeliness of this suggestion.)

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From among the many attractive and beautiful homes which Pease & Elliman have at their disposal, the two listed below have been taken. They are representative of dozens of others, equally attractive and desirable. If they do not quite meet your requirements there are others on our lists that will. A special list will be sent on request.

D. I-An English Basement Home

At the asking price of \$115,000 we can recommend this residence, a most attractive five story dwelling, in first class condition, just east of the finest residential part of Fifth Avenue. The decorations are well executed and make a pleasing background for a real modern home.

Four master's rooms, five servants' rooms and four baths provide spacious accommodations for a family of moderate size. Unusual features of this dwelling include a smoking room extension and back stairs from ground floor to roof.

This property is offered on terms convenient to a purchaser.

D. 2-A Gem on Fifth Avenue

This is a most attractive residence, overlooking Central Park at one of its prettiest points. It is a six story, American basement building, with a marble front, twenty five feet wide, in the most desirable residential section of New York. There are eight master's rooms, ten servants' rooms and seven baths. This dwelling is ready for immediate occupancy.

It has an electric elevator and is in fine condition throughout. The owner asks \$180,000 for it. This price includes \$100,000 on first mortgage, and the owner will permit a reasonable amount of the balance to stand on second mortgage. It would be hard to find a finer home at the price.

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